



**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS**

March 15, 2019 at 9:30 a.m.  
State Capitol, Room 325

In consideration of  
**H.C.R. 7**

**APPROVING THE TRANSFER OF THE LEASED FEE INTEREST IN  
A PORTION OF 610 COOKE STREET, HONOLULU, HAWAII, TO THE CITY AND  
COUNTY OF HONOLULU.**

The HHFDC ***supports*** H.C.R. 7. HHFDC is seeking legislative approval to transfer the leased fee interest in a portion of 610 Cooke Street, to the City and County of Honolulu.

HHFDC owns a 6,937 square foot portion of the site of the Na Lei Hulu Kupuna Senior Apartments. Na Lei Hulu Kupuna, which is located on 610 Cooke Street in Kakaako, Honolulu, Hawaii, is comprised of the subject parcel, and another parcel already owned by the City. Approval of this proposed transfer is a prerequisite to a planned land exchange between HHFDC and the City in which HHFDC would ultimately obtain a portion of Coral Street between Pohukaina Street and Halekauwila Street to facilitate roadway access to HHFDC's planned mixed-use development at 690 Pohukaina Street, Honolulu, Hawaii.

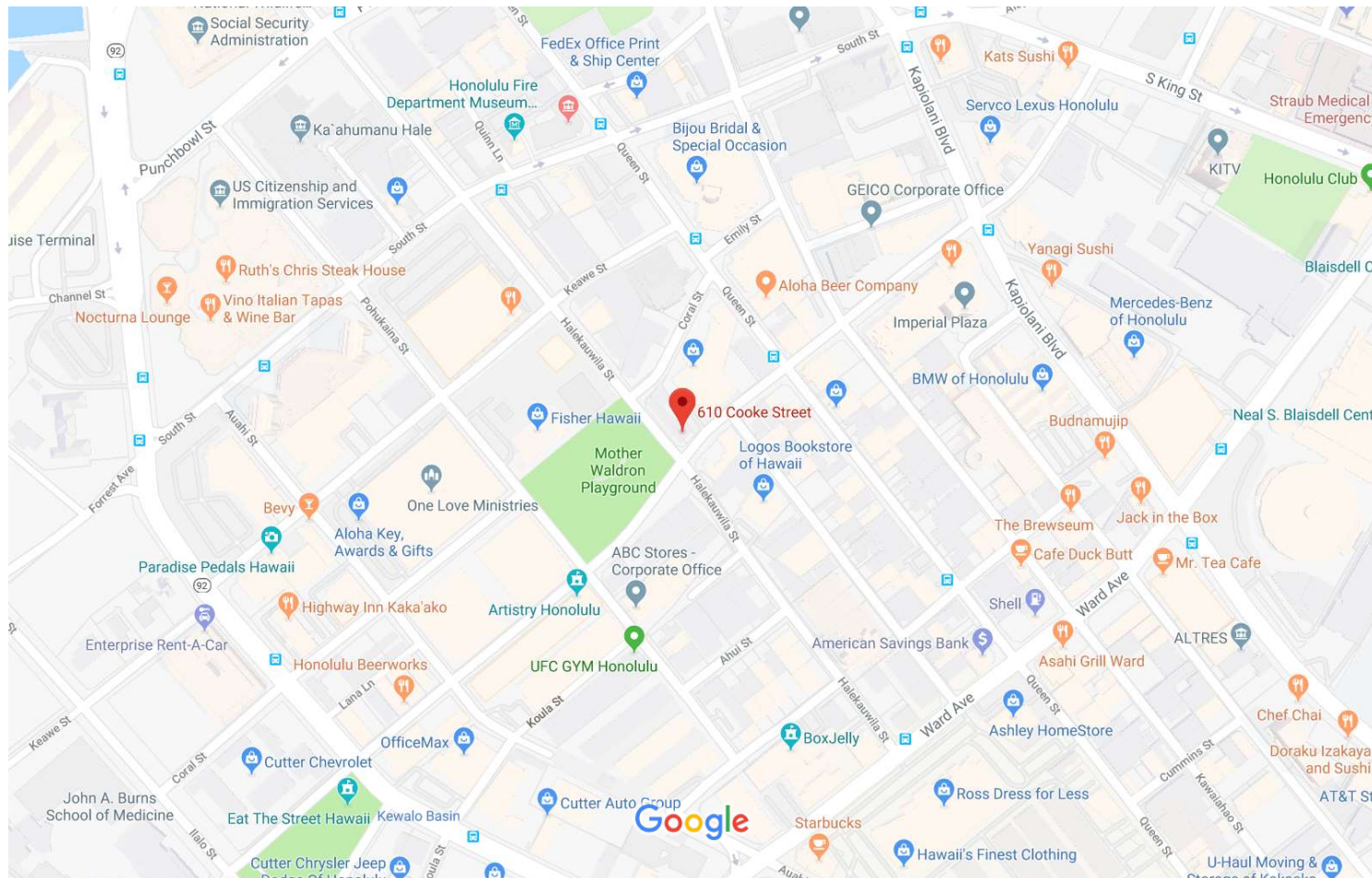
During the interim, HHFDC has also kept the Office of Hawaiian Affairs informed of these findings and intent to transfer the leased fee interest in this parcel to the City and County of Honolulu. A copy of the draft resolution was provided to OHA on September 28, 2018.

The attached documents provide more information on this property:

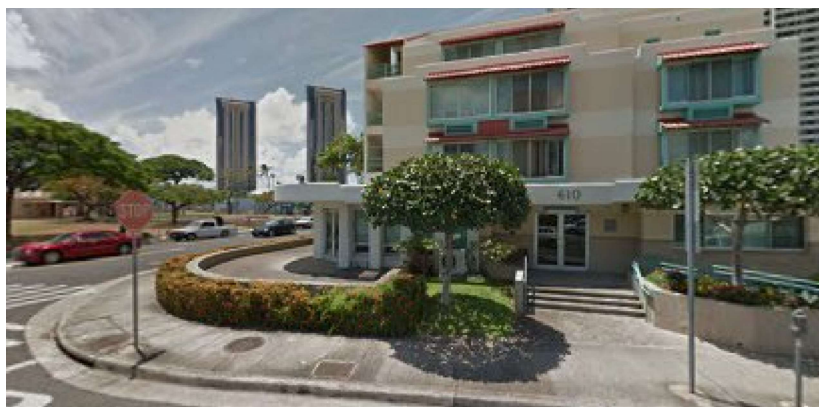
1. A map showing the general location of the parcel;
2. A photo of the property; and
3. A copy of the title report for the parcel.

Thank you for the opportunity to testify.

## Google Maps 610 Cooke St



Map data ©2019 Google 200 ft



610 Cooke St  
Honolulu, HI 96813

74XR+VW Honolulu, Hawaii

Photos



# **TITLE GUARANTY OF HAWAII, INC.**

Established in 1896

January 2, 2018

STANLEY S. FUJIMOTO  
STATE OF HAWAII  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
REAL ESTATE SERVICES SECTION  
677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813

Re: HHFDC Job No. 17:DEV/0011  
TG Order No. 201739645  
TMK: (1) 2-1-051-003, 004 and 019

Dear Mr. Fujimoto,

Thank you for your request for a limited letter report regarding the above-referenced tax map key parcels. Title Guaranty of Hawaii, Inc.'s liability under this letter report is limited to actual loss incurred by reason of any incorrectness herein up to the lesser of \$3,500 or two times the amount paid for this report.

In accordance with your request, we have made an examination of the records at the Bureau of Conveyances from April 29, 1854 to and including December 22, 2017, in and to the fee simple interest in the following subject lands:

**-FIRST:- Tax Key (1) 2-1-051-003 (includes portion of Lana Lane)**

A) All of that certain parcel of land (being portions of the lands described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu; and Land Patent Grant Number 4793 to Bernice Pauahi Bishop Estate) situate, lying and being at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 1, BLOCK 12 of the KAKAAKO SUBDIVISION, bearing Tax Key designation (1) 2-1-051-portion 003, containing an area of 7,100 square feet, more or less, as colored in red on map attached hereto and marked as EXHIBIT "A".



B) All of that certain parcel of land (being portions of the lands described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu; and Land Patent Grant Number 4793 to Bernice Pauahi Bishop Estate) situate, lying and being at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 2, BLOCK 12 of the KAKAAKO SUBDIVISION, bearing Tax Key designation (1) 2-1-051-portion 003, containing an area of 7,100 square feet, more or less, as colored in light brown on map attached hereto and marked as EXHIBIT "A".

C) All of that certain parcel of land (being portions of the lands described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu; and Land Patent Grant Number 4793 to Bernice Pauahi Bishop Estate) situate, lying and being at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 11, BLOCK 12 of the KAKAAKO SUBDIVISION, as delineated on Bishop Estate Map Number 1045, and thus bounded and described:

Beginning at a pipe at the east corner of this lot, the south corner of Lot 12 and on the northerly side of Cooke Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,857.98 feet south and 3,029.07 feet west, thence running by azimuths measured clockwise from true South:

1. 50° 30' 150.00 feet along the northerly side of Cooke Street to a pipe;
2. 140° 30' 142.00 feet along Lot 2, Block 12 to a pipe;
3. 230° 30' 150.00 feet along the southerly side of Lana Lane to a pipe;
4. 320° 30' 142.00 feet along Lot 12, Block 12, to the point of beginning and containing an area of 21,300 square feet, more or less.

Said above described parcel of land bearing Tax Key designation (1) 2-1-051-portion 003, as colored in yellow on map attached hereto and marked as EXHIBIT "A".

D) All of that certain parcel of land (being portions of the lands described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu; and Land Patent Grant Number 4793 to Bernice Pauahi Bishop Estate) situate, lying and being at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 15, BLOCK 12 of the KAKAAKO SUBDIVISION, (formerly portion of Lot 12, Block 12), as delineated on Bishop Estate Map Number 1045, and bounded and described:

Beginning at a pipe at the south corner of this lot, the east corner of Lot 11 and on the northerly side of Cooke Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,857.98 feet south and 3,029.97 feet west, thence running by azimuths measured clockwise from true South:

1. 140° 30' 142.00 feet along Lot 11, Block 12 to a pipe;
2. 230° 30' 100.00 feet along southerly side of Lana Lane;
3. 320° 30' 142.00 feet along Lot 8, Block 12;
4. 50° 30' 100.00 feet along the northerly side of Cooke Street to the point of beginning and containing an area of 14,200 square feet, more or less.

Said above described parcel of land bearing Tax Key designation (1) 2-1-051-portion 003, as colored in aqua on map attached hereto and marked as EXHIBIT "A".

E) All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu) situate, lying and being at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 14, BLOCK 12 of the KAKAAKO SUBDIVISION, bearing Tax Key designation (1) 2-1-051-portion 003, containing an area of 10,819 square feet, more or less, as colored in green on map attached hereto and marked as EXHIBIT "A".

Beginning at the north corner of this parcel of land, on the northwest side of Lana Lane, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,863.49 feet south and 3,312.67 feet west, and running by azimuths measured clockwise from true South:

- Said above described parcel of land bearing Tax Key designation (1) 2-1-051-portion 003, as colored in gray on map attached hereto and marked as EXHIBIT "A".



G) All of that certain parcel of land (being portions of the lands described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu; and Land Patent Grant Number 4793 to Bernice Pauahi Bishop Estate) situate, lying and being at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being PORTION OF LANA LANE, bearing Tax Key designation (1) 2-1-051-portion 003, containing an area of 5,206 square feet, more or less, as colored in blue on map attached hereto and marked as EXHIBIT "A".

**-SECOND:- Tax Key (1) 2-1-051-019**

All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu) situate, lying and being at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 13, BLOCK 12 of the KAKAAKO SUBDIVISION, as delineated on Bishop Estate Map Number 1045, and thus bounded and described:

Beginning at a pipe at the south corner of this lot, the east corner of Lot 12 and on the northwest side of Cooke Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,736.34 feet south and 2,899.17 feet west, thence running by azimuths measured clockwise from true South:

1. 140° 30' 130.77 feet along Lot 12, Block 12, to a pipe;
2. 230° 30' 94.50 feet along the southeast side of Lana Lane to a pipe;
3. 320° 30' 68.60 feet along the southwest side of Halekauwila Street to a pipe;
4. 15° 49' 86.26 feet along the northwest side of Cooke Street to a pipe;

5. Thence along same, on a curve to the right with a radius of 136.80 feet, the chord azimuth and distance being:

21° 28' 20" 26.96 feet to the point of beginning and  
containing an area of 9,546 square feet,  
more or less.

EXCEPTING AND EXCLUDING from the above described parcel of land, all of that portion thereof conveyed by DEED dated October 14, 1991, recorded as Document No. 91-169299, described as follows:

All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu) situate, lying and being on the southwest side of Halekauwila Street and southeast side of Lana Lane, at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being PARCEL 4B, portion of Lot 13, Block 12 of the Kakaako Subdivision, as shown on Map 1045A on file at the Office of Bishop Estate and as shown on Parcel Map 2 of 6, Kakaako Community Development District, Improvement District 3, described as follows:

Beginning at the east corner of this parcel of land, on the southwest side of Halekauwila Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,587.49 feet south and 2,876.55 feet west and running by azimuths measured clockwise from true South:

1. Along remainder of Lot 13, on a curve to the left with a radius of 830.00 feet, the chord azimuth and distance being:

39° 50' 40" 7.85 feet;

2. Thence along same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:

90° 02' 12.5" 30.85 feet;

3. 140° 30' 30.24 feet along same;



4.      230°   30'              31.50 feet along the southeast side of Lana Lane;
5.      320°   30'              48.42 feet along the southwest side of Halekauwila Street, to the point of beginning and containing an area of 1,487 square feet, more or less.

**-THIRD:-      Tax Key (1) 2-1-051-004**

A)      All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu) situate, lying and being on the southwest side of Halekauwila Street and southeast side of Lana Lane, at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being PARCEL 4B, portion of Lot 13, Block 12 of the Kakaako Subdivision, as shown on Map 1045A on file at the Office of Bishop Estate and as shown on Parcel Map 2 of 6, Kakaako Community Development District, Improvement District 3, described as follows:

Beginning at the east corner of this parcel of land, on the southwest side of Halekauwila Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,587.49 feet south and 2,876.55 feet west and running by azimuths measured clockwise from true South:

1.      Along remainder of Lot 13, on a curve to the left with a radius of 830.00 feet, the chord azimuth and distance being:  
  
            39°   50'   40"      7.85 feet;
2.      Thence along same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:  
  
            90°   02'   12.5"   30.85 feet;
3.      140°   30'              30.24 feet along same;

4.      230°   30'              31.50 feet along the southeast side of Lana Lane;
5.      320°   30'              48.42 feet along the southwest side of Halekauwila Street, to the point of beginning and containing an area of 1,487 square feet, more or less.

B)      All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu) situate, lying and being on the southwest side of and adjacent to Halekauwila Street and southeast side of Mother Waldron Playground at Kaakaukui, Kakaako, Honolulu, City and County of Honolulu, State of Hawaii, being PARCEL 5B, as shown on Parcel Map 2 of 6, Kakaako Community Development District, Improvement District 3, described as follows:

Beginning at the west corner of this parcel of land, on the northwest side of Lana Lane, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,563.97 feet south and 2,936.74 feet west and running by azimuths measured clockwise from true South:

1.      230°   30'              31.50 feet along portion of R. P. 4483, L. C. Aw. 7712, Ap. 6, No. 1 to M. Kekuanaoa for V. Kamamalu (Mother Waldron Playground, Executive Order No. 383);
2.      320°   30'              8.00 feet along southwest side of Halekauwila Street;
3.      50°     30'              31.50 feet along Lot 13, Block 12 of the Kakaako Subdivision;
4.      140°   30'              8.00 feet along portion of Lana Lane, being Parcel 5A of Kakaako Improvement District 3, to the point of beginning and containing an area of 252 square feet, more or less.

C) All of that certain parcel of land (being portion of the land described in and covered by Government Land of Puunui) situate, lying and being at Honolulu, City and County of Honolulu, State of Hawaii, being PARCEL 6B-1, GOVERNMENT REMNANT, thus bounded and described:

Beginning at the north corner of this parcel of land, and at the south corner of the intersection of Halekauwila Street and Coral Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,424.85 feet south and 3,003.80 feet west, thence running by azimuths measured clockwise from true South:

1. 321° 40' 73.24 feet along the southwest side of Halekauwila Street;
2. 27° 54' 38.20 feet along R. P. 4483, L. C. Aw. 7712, Ap. 6, Part 1 to M. Kekuanaoa for V. Kamamalu;
3. 140° 30' 79.90 feet along Parcel 6A-1 of the Halekauwila Street Realignment;
4. Thence along Parcel 6A-1 of Halekauwila Street Realignment on a curve to the right with a radius of 8.00 feet, the chord azimuth and distance being:  
185° 30' 11.31 feet;
5. 230° 30' 28.75 feet along the southeast side of Coral Street to the point of beginning and containing an area of 2,882 square feet, more or less.

EXCEPTING AND EXCLUDING from the above described parcel of land, all of that certain portion thereof conveyed to HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and a public instrumentality of the State of Hawaii, by DEED dated July 16, 1992, recorded as Document No. 92-116021, described as follows:



PORTION OF EXECUTIVE ORDER NO. 383  
DATED FEBRUARY 3, 1930

LAND SITUATED SOUTHEAST OF COOKE STREET  
AT KAAKAUKUKUI, HONOLULU, OAHU, HAWAII

Beginning at the north corner of this parcel of land, and on the southeast boundary of Coral Street, the coordinates of said point of beginning referred to as Government Survey Triangulation Station "PUNCHBOWL" being 4,435.51 feet south and 3,016.72 feet west and running by azimuths measured clockwise from true South:

On a curve to the left, with a radius of 20.00 feet, the chord azimuth and distance being:

1.        5°    30'                28.28 feet;
2.        140°   30'              12.00 feet;

Thence on a curve to the right, with a radius of 8.00 feet, the chord azimuth and distance being:

3.        185°   30'              11.83 feet;
4.        230°                    12.00 feet along Coral Street to the point of beginning and containing an area of 72 square feet, more or less.

D)       All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 to M. Kekuanaoa for V. Kamamalu conveyed to the Territory of Hawaii by the Trustees under the Will and of the Estate of Bernice Pauahi Bishop by Deed dated February 25, 1904, recorded in Liber 258 at Page 30 (Land Office Deed 1010), being PARCEL 6B-2, GOVERNMENT REMNANT, thus bounded and described:

Beginning at the south corner of this parcel of land, at the east corner of Parcel 6A-2 of Halekauwila Street Realignment and on the northwest side of Lana Lane, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,563.97 feet south and 2,936.74 feet west, thence running by azimuths measured clockwise from true South:

1.      140°   30'              62.10 feet along Parcel 6A-2 of Halekauwila Street Realignment;
2.      207°   54'              38.20 feet along the Government Land of Puunui;
3.      321°   40'              76.79 feet along the southwest side of Halekauwila Street;
4.      50°     30'              33.70 feet along a jog on the southwest side of Halekauwila Street and along the northwest side of Lana Lane to the point of beginning and containing an area of 2,388 square feet, more or less.

I confirm that as of **August 15, 1895**, title to the subject lands covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Number 1 were held by the **TRUSTEES UNDER THE WILL AND OF THE ESTATE OF BERNICE PAUHI BISHOP, DECEASED** as devised by the Last Will and Testament of Bernice Pauahi Bishop probated in the Supreme Court of the Hawaiian Islands in Probate Number 2425.

I confirm that as of **August 15, 1895**, title to the subject lands covered by Land Patent Grant Number 4793 to Bernice Pauahi Bishop Estate was held by the **TERRITORY OF HAWAII**.

I confirm that as of **August 15, 1895**, title to the subject land covered by the Government Land of Puunui was held by the **TERRITORY OF HAWAII**.

Stanley S. Fujimoto

January 2, 2018

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Should you have any follow-up questions or comments, please contact me; I can be reached directly by phone at (808) 533-5834, by fax at (808) 533-5870 or by email at [cuahinui@tghawaii.com](mailto:cuahinui@tghawaii.com).

Yours truly,



Colleen H. Uahinui

Lead Senior Title Abstractor

Historic Title Services



OCT 1 - 1968  
 OCT 30 1968  
 NOV 28 1968  
 DEC 21 1976  
 JAN 17 1987

# EXHIBIT "A"

Dwg. No. P-02  
 By: A. A. R.  
 Source: Tex. Maps

PLAT 54

POHUKAINA

State of Hawaii  
Municipal Community Development Authority

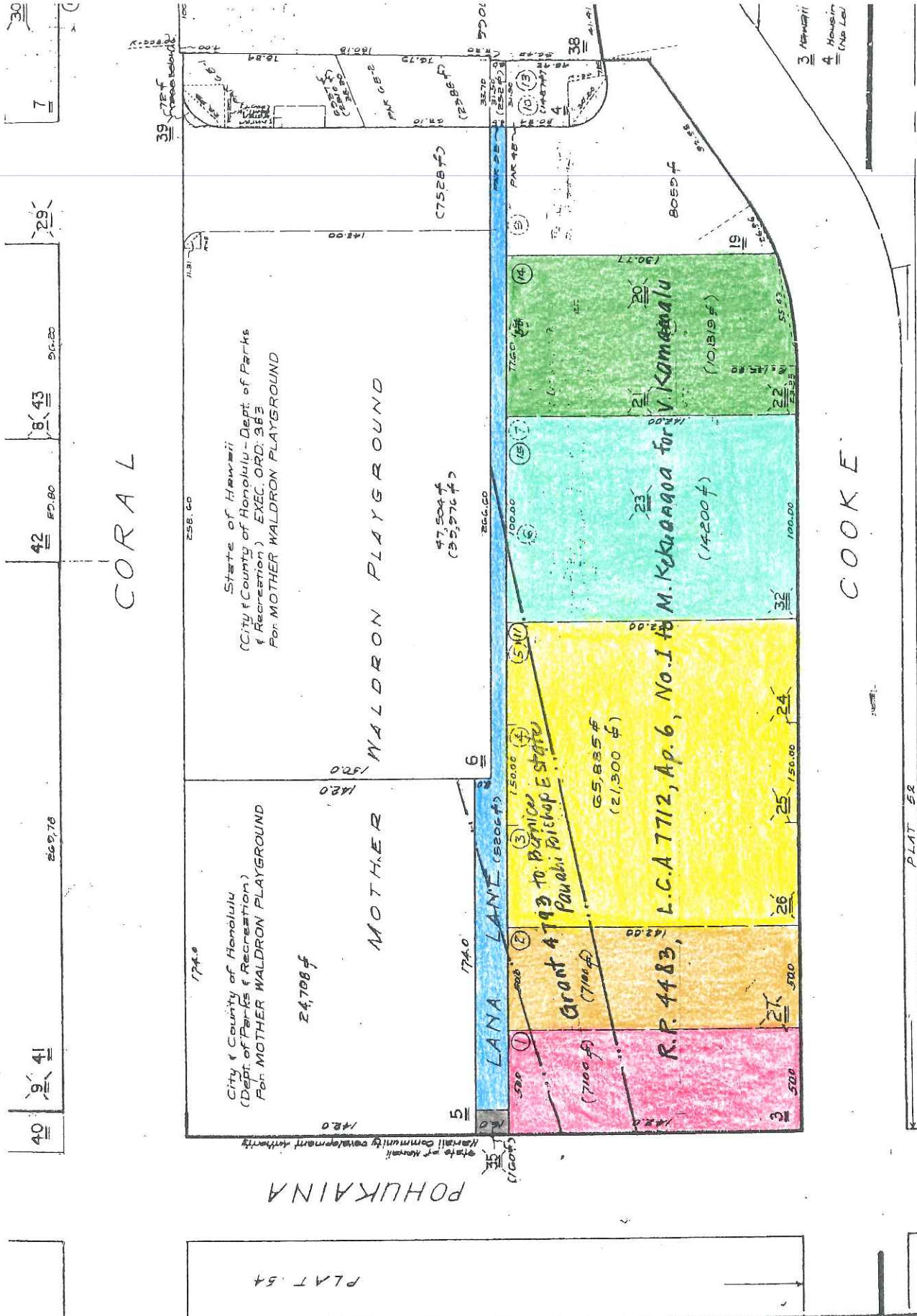
CORAL

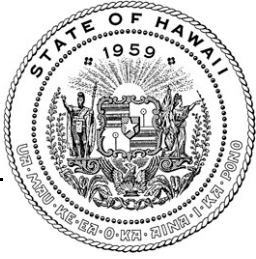
WALDRON PLAYGROUND

MOTHER

COOKE

PLAT 52





DAVID Y. IGE  
GOVERNOR

MIKE MCCARTNEY  
DIRECTOR

## DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804  
Web site: [dbedt.hawaii.gov](http://dbedt.hawaii.gov)

Telephone: (808) 586-2355  
Fax: (808) 586-2377

Statement of  
**MIKE MCCARTNEY**  
Director

Department of Business, Economic Development and Tourism  
before the

**HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS**

Friday, March 15, 1029

9:30 a.m.

State Capitol, Conference Room 325

in consideration of

**H.C.R. 7 APPROVING THE TRANSFER OF THE LEASED FEE INTEREST IN  
A PORTION OF 610 COOKE STREET, HONOLULU, HAWAII, TO THE CITY AND  
COUNTY OF HONOLULU; and**

**H.C.R. 8 APPROVING THE SALE OF THE LEASED FEE INTEREST IN  
94-940 MEHEULA PARKWAY, NO. 252, MILILANI, HAWAII.**

Chair Yamane, Vice Chair Todd, and Members of the Committee.

The Department of Business, Economic Development and Tourism (DBEDT)

**supports** H.C.R. 7 and H.C.R. 8. HHFDC is seeking legislative approval to transfer a portion of 610 Cooke Street, Honolulu, Hawaii, to the City and County of Honolulu, and to sell the leased fee interest in a condominium unit to its leasehold owner.

HHFDC has met all statutory prerequisites to request approval of the sale or transfer of these parcels. Accordingly, DBEDT respectfully requests that the Committee pass these Concurrent Resolutions.

Thank you for the opportunity to offer support on these Concurrent Resolutions.